



The Countryman, Victoria Road, Camelford, PL32 9XA

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 Agencies

A successful bed and breakfast business set within an attractive period house which has been substantially refurbished by the current owners. Situated in the bustling Camelford Town Centre, located close to the beautiful Bodmin Moor and within five miles of the stunning north Cornwall coastline and beaches. Early Viewing is highly recommended.

Offers In Excess Of £700,000 Freehold

Key Features

- Successful Bed and Breakfast Business
- Spacious Communal Areas
- Rear Garden
- Walking Distance to Camelford Town Centre
- 12 Letting Rooms
- Rear Car park for Numerous Vehicles
- Front Terrace
- Great Location for Popular Cornish Resorts





Location

The Countryman Hotel is conveniently located just a brief stroll away from the lively Camelford town center, where you'll find an array of shops, pubs, and restaurants catering to your everyday requirements.

Within a radius of about 5 miles, you can explore the sought-after North Coast of Cornwall, featuring picturesque beaches like Trebarwith Strand and the renowned surfing destination of Polzeath, among others. Additionally, a brief journey from the property leads you to the charming fishing village of Port Isaac, renowned for its association with the popular ITV drama "Doc Martin."

Delightful walks along the rugged North Cornwall coastline await exploration on the South West Coastal Path, offering a chance to revel in the historic charm of sites like Tintagel Castle, situated a mere 6.8 miles from the property. A short drive takes you to the base of Rough Tor, crowned with peculiar rock formations. In the outskirts of Camelford lies Slaughterbridge, traditionally associated with King Arthur's last battle. Camelford itself has been suggested as the potential location for the legendary court of King Arthur, Camelot.

The woodland magical stroll leading to the waterfalls in St Nectan's Glen is nestled amidst ancient trees draped in ivy and adorned with ferns is within 7 miles. It's a sanctuary where wildlife seeks refuge, surrounded by enchanting stories of fairies, piskies, and spirits, accompanied by the delightful melody of birdsong.

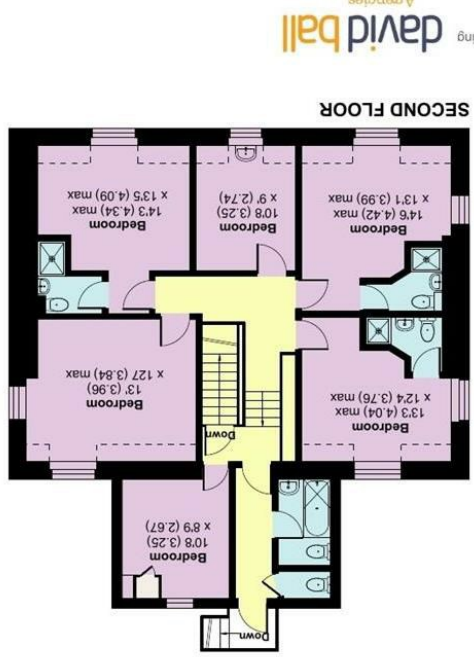
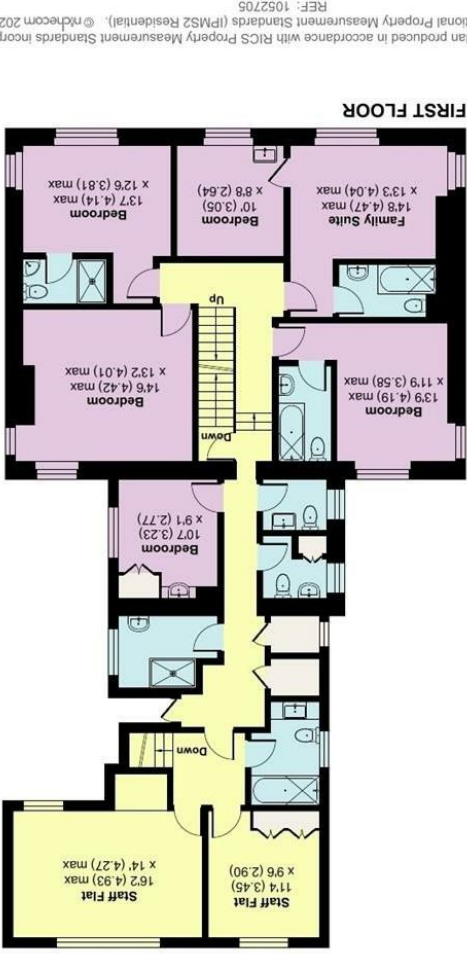
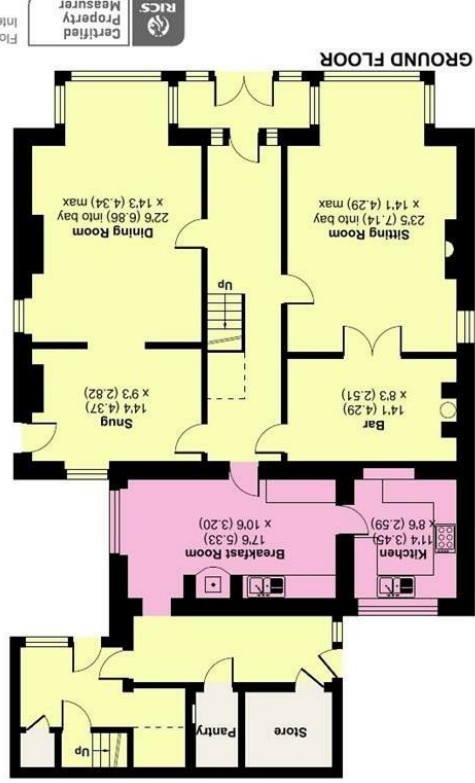
At the revered locale of Saint Nectan's Glen, the River Trevillet has skillfully etched its path through Late Devonian slate, crafting a breathtaking 60-foot waterfall and piercing through the original kieve (basin). Presently, the water gracefully descends through the picturesque valley, creating a mesmerizing spectacle.

The Countryman Hotel

A sizable historic residence featuring stone and brick exteriors complemented by sash windows beneath a pitched and tiled slate roof. The interior spaces are generously proportioned and boast distinctive character elements such as high ceilings, bay windows, and slate floors in the breakfast room. The property encompasses 12 guest bedrooms, with 6 offering en-suite facilities, distributed across the first and second floors. Additionally, there is a two-bedroom owners' accommodation. The current proprietors have undertaken significant renovations, including the replacement of all windows, installation of a new central heating system, and the replacement of most consumer units. Furthermore, extensive improvements have been made, such as re-slating the main roof and replacing eight of the flat roofs.

To the front of the property lies a welcoming patio space. Convenient side access is facilitated through steps leading to the rear garden, predominantly adorned with a lush lawn and featuring a variety of mature trees and specimen shrubs. The expansive parking area, complete with an in/out driveway, enhances the property's practicality and accessibility.

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Denotes restricted head height

Victoria Road, Camelford
 Approximate Area = 4722 sq ft / 438.6 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Total = 4787 sq ft / 444.6 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. REF: 1052705

